

GOVERNMENT OF TELANGANA
ABSTRACT

Loans and Advances – Loans to Government servant – Sanction of Advance of Rs.20,00,000/- to Sri Rakesh Lal, Office Subordinate, Industries & Commerce Department – Advance for construction of New House – Release of 1st installment - Sanctioned – Orders– Issued.

INDUSTRIES & COMMERCE (OP) DEPARTMENT

G.O.Rt.No. 100

Dated: 05-08-2024
Read the following:-

1. G.O.Rt.No.1129, Finance (HRM.IV) Dept., dt:15.07.2024.
2. Application of Sri Rakesh Lal, Office Subordinate, Ind. & Com. Dept., Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad, dt:01.08.2024
3. G.O.Rt.No.94, Ind. & Com. (OP) Dept., dt:02.08.2024.

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ORDER :-

Under Article 230 and 233-A Telangana Financial Code Volume-I and in terms of the orders issued in the G.O. 3rd read above, sanction is hereby accorded for payment of an advance of Rs.20,00,000/- (Rupees Twenty Lakhs only) to Sri Rakesh Lal, Office Subordinate, Industries & Commerce Department for Constructions of New House at Plot No.39/1 admeasuring 125 Sq.yards., or 104.516Sq.Mtrs. in Sy.Nos.694/^RUU/1, 694/^RUU, 694/^RU, 697/^RUU/1, 697/^RUU, 697/^RU, 697/^F, 697/^D, 697/^B, 698/^RUU/1, 698/^RUU, 698/^RU, 698/^D, 698/^B, 698/RU of T.L.P.No.88/2017/HRO/H1, in the name and style of "Sri Durga Township" situated at Amangal Village and Mandal, Rangareddy District, under Amangal Municipality Registration at S.R.O. Maheshawaram.

2. The disbursement of advance shall be made in three installments subject to the following conditions:-

i) The grantee shall execute the mortgage deed, mortgaging the land purchased by him along with the house to be built thereon in favour of Government together with agreement bond in the prescribed form for the total amount of Rs.20,00,000/-. The first installment of 1/3rd i.e., an amount of Rs.6,66,667/- (Rupees Six lakhs Sixty Six thousand Six hundred and Sixty Seven only) is hereby released.

ii) The second installment of 1/3rd i.e., an amount of Rs.6,66,667/- (Rupees Six lakhs Sixty Six thousand Six hundred and Sixty Seven only) will be released and be payable when the walls reach lintel level.

iii) The third installment of 1/3rd i.e., an amount of Rs.6,66,666/- (Rupees Six lakhs Sixty Six thousand Six hundred and Sixty Six only) will be released and be payable when the house has reached the roof level provided the Head of the Department is satisfied that the development of the area in which the house is newly built, is completed in respect of amenities such as water supply, drainage and sewerage.

3. The grant of advance is also subject to the following conditions:

i) That the construction of the house:

a) Shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance has been completed and sanctioned. The plan and specifications must not be departed from without prior concurrence of the Government and that the grantee shall certify when applying for advance admissible at the roof level that the construction is being carried out strictly in accordance with the plan and estimates furnished by him to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used in the construction of the house.

b) Shall be completed within 18 months of the date on which the 1st installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him together with interest due thereon in one lumpsum. The date of completion of the house must be reported to the Government immediately without delay.

ii) Immediately on completion of the house the grantee shall insure the house at his own cost for a sum not less than the advance with interest due thereon and shall meet the house so insured against damage by fire, flood or lightning till the advance with interest due thereon is fully repaid to the Government and deposit the policy with the Government and also produce the premiums receipts regularly to the Government for verification.

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- iii) The house shall be maintained and repaired at his/her own cost and he shall pay all municipal and local taxes regularly until the advance with interest due thereon is repaid in full.
- iv) He shall keep the house free from all encumbrances.
- v) The grantee has furnished his consent statement for the recovery of the entire advance of Rs.20,00,000/- and interest thereon before his/her date of retirement.

4. The advance shall be recovered as shown below. The first installment of recovery will commence from the salary of individual from 18th month after disbursement of 1st installment.

Sl. No.	Name and Designation	Amount sanctioned	Amount to be recovered
01.	Sri Rakesh Lal, Office Subordinate	Rs.20,00,000/-	First installment @ Rs.16,300/- remaining in 239 equal monthly installments @ Rs.8,300/- and interest thereon will be recovered @ 5% in 60 equal monthly installments.

5. Any amount drawn in excess of the expenditure incurred shall be refunded forthwith, with interest, if any, due thereon.
6. The insurance policy should be forwarded together with a letter addressed to the Insurance Company, that the Government are interested in the policy secured.
7. It will be open to the grantee to repay the amount in shorter periods if he so desires. The balance of the advance with the interest remaining unpaid on the date of retirement or death preceding retirement should be recovered from the whole or any specified part of the Retirement Gratuity that may be sanctioned to him.
8. In case the grantee does not repay the balance of the advance due to Government on or before that date of retirement, it should be open to Government before the security of the mortgage at any time thereafter and recover the balance of advance due together with interest and the cost or recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of the advance shall be affected through the monthly pay/leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/superannuation or if he dies before the repayment of the advance in full, the entire outstanding amount of advance shall be payable to the Government forthwith. Failure on the part of grantee or his successors in interest to repay the advance for any reason whatsoever, will entitle the Government to enforce the mortgage or to take such other action as may be permissible under the law. The property mortgaged to the Government shall be recovered to the grantee or his successors in interest, as the case may be, after the advance together with interest due thereon, has been repaid to the Government in full.
9. It is certified that the advance for the house construction is sanctioned for the first time and that the individual has not taken any house building advance or ready built house advance previously.
10. Surety bond need not be obtained from the individual as he is a permanent Government servant.
11. The expenditure shall be met from out of the funds allotted to this department vide reference 3rd read above, and shall be debited to the "MH 7610 – Loans to Government Servants – MH.201 – House Building Advance, SH.(05)- Loans to other Officers -001- Loans to other Officers".
12. The Industries and Commerce (OP) Department is requested to draw and credit the amount to the individual bank account through ECS.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT & CIP

To
Sri Rakesh Lal, Office Subordinate, Ind. & Com. Department.
The Dy. Pay and Accounts Officer, Secretariat Branch, Hyderabad.
The Accountant General, Telangana, Hyderabad.
SF/SC

//FORWARDED :: BY ORDER//

SECTION OFFICER